



**Elder Bank, Cullingworth Bradford BD13 5HU**

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**welcome to**  
**Elder Bank, Cullingworth Bradford**

A beautifully presented stone-built terrace in the sought-after village of Cullingworth, offering spacious and flexible accommodation over four floors.



Nestled within the ever-popular village of Cullingworth, this deceptively spacious stone-built mid-terrace property offers versatile accommodation arranged over four floors. Combining character features with modern living, the home benefits from generous gardens and flexible living space, making it ideal for families and professionals alike.

The property is entered via a welcoming porch leading into an impressive living room, a light and versatile reception space with ample room for both seating and dining furniture. To the rear is a fitted kitchen offering a range of storage units and work surfaces, creating a practical and sociable heart of the home.

To the lower ground floor is a substantial principal bedroom suite benefiting from its own en-suite shower room, providing a private retreat away from the main living accommodation.

The first floor offers three well-proportioned bedrooms together with a family bathroom, while the second floor hosts a further generous double bedroom that could equally be utilised as a guest room, home office or additional reception space.

Externally, the property enjoys an enclosed front garden featuring lawn and gravelled seating areas, creating an attractive outdoor space for entertaining and relaxation. The property also benefits from a pleasant outlook over nearby green space, enhancing its semi-rural village appeal.

## Aml Note

### Bedroom 1

12' 6" x 12' 3" ( 3.81m x 3.73m )

### En-Suite

11' 3" x 5' 3" ( 3.43m x 1.60m )

### Living Room

23' x 9' 8" ( 7.01m x 2.95m )

### Kitchen

23' x 8' 6" ( 7.01m x 2.59m )

### Bedroom 3

12' 8" x 10' 10" ( 3.86m x 3.30m )

### Bedroom 4

11' 10" x 9' 2" ( 3.61m x 2.79m )

### Bedroom 5

10' 8" x 8' 1" ( 3.25m x 2.46m )

### Bathroom

8' 11" x 5' 3" ( 2.72m x 1.60m )

### Bedroom 2

14' 2" x 10' 4" ( 4.32m x 3.15m )



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## **Elder Bank, Cullingworth Bradford**

- Stone-built character terrace
- Accommodation arranged over four floors
- Four/five bedrooms
- Principal bedroom with en-suite
- Spacious living room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £280,000



Please note the marker reflects the postcode not the actual property

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